

Yuba County Economic Forecast

Yuba County is located in Northern California. The county shares a border with Butte, Sutter, Placer, Sierra, and Nevada Counties. Yuba County has a population of 66,730 people and 16,340 wage and salary jobs. The county median household income is \$46,600, the per capita income is \$21,280, and the average salary per worker is \$52,640.

In 2004, 194 total wage and salary jobs were created in Yuba County, representing an increase in employment of 1.2 percent. Non-farm employment added 265 jobs, which represents a growth rate of 1.8 percent. Farm employment, on the other hand, lost 71 jobs. The unemployment rate fell to 9.7 percent in 2004.

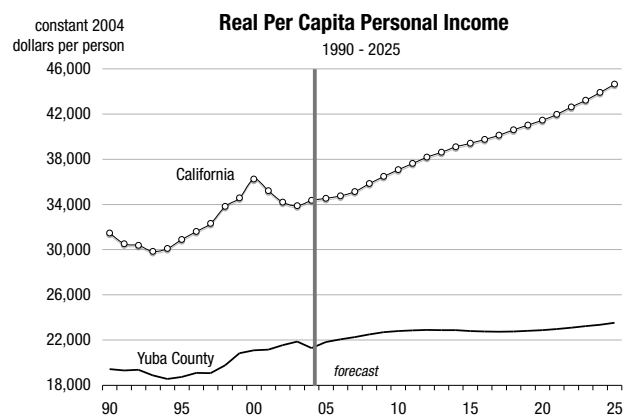
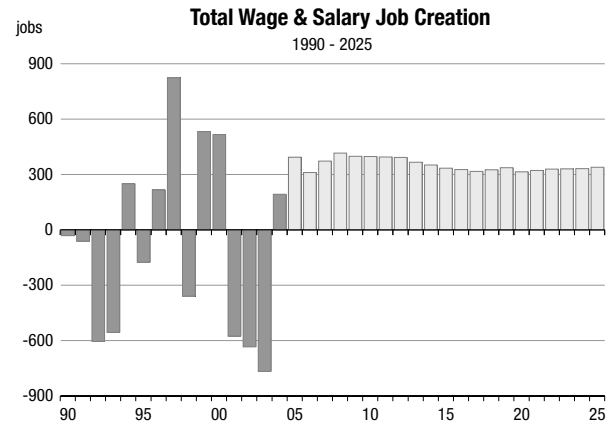
The principal sectors that are producing jobs in Yuba County are construction, professional services, and government. Each of these sectors created 50 or more jobs last year. The public sector is the largest employer, with nearly 40 percent of all jobs in the county. A total of 130 jobs were created in state, local, and federal government last year. The most significant declines in employment occurred in the farm and manufacturing sectors, losing 71 and 43 jobs respectively.

Population growth in Yuba County was 2.8 percent in 2004. The fastest growing city in the county is Wheatland, which rose 7.5 percent from January 2004 to January 2005. The population of Marysville, which is the largest city in the county, shrunk by two percent to a total of 12,630 residents. Net migration into the county was positive last year, with an estimated total of 1,100 migrants entering the county.

Employment growth is expected to increase over the next several years, as a result of growth in the non-farm sector. Population growth will also increase over the forecast as more jobs are created in the county.

Forecast Highlights

- Non-farm job growth is forecast to rise 3.2 percent in 2005. Job growth is expected to remain high over the next five years, and will average 2.6 percent per year over that time period. Farm employment is forecast to continue to decline in the county, at an average annual rate of 7 percent per year.
- Average salaries adjusted for inflation are currently above the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.9 percent per year over the next 5 years.
- Between 2005 and 2010, the momentum for employment growth is in education and healthcare services, professional services, government and retail trade. These sectors account for over 70 percent of all jobs created in the county over the next five years.

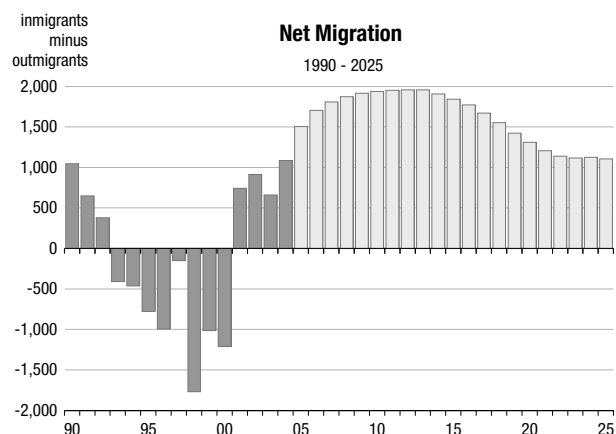
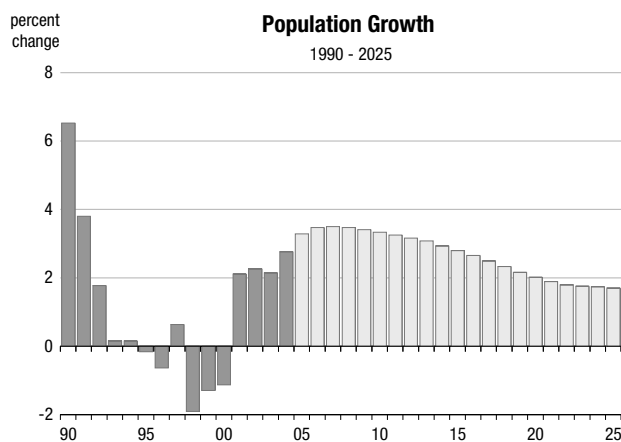


- The population in the county will continue to grow, and at a significantly faster rate than the state average. Annual growth in the 2005 to 2010 period averages 3.4 percent per year. Average growth in the state during this same period is 1.5 percent per year.
- Net migration will increase to an estimated 1,510 people in 2005. Over the next five years net migration is expected to increase to an average of 1,850 net migrants entering the county per year.
- Real per capita income is forecast to rise 2.5 percent in 2005. Over the next five years however, real per capita incomes are expected to decline an average of 0.9 percent per year as population growth exceeds real income growth.
- Industrial production is forecast to increase 4.0 percent in 2005. Over the next five years the growth rate of industrial production will increase, with total production rising 4.9 percent per year. Total crop production is expected to decline an average of 1.4 percent per year between 2005 and 2010.

Yuba County Economic Forecast

1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1995	63,100	-778	50.9	21.2	120	\$0.3	\$0.9	\$18,724	2.0	158.4	178.0	15.0
1996	62,700	-995	51.0	21.2	118	\$0.3	\$0.9	\$19,096	2.3	175.1	186.0	14.3
1997	63,100	-150	47.3	21.2	139	\$0.3	\$1.0	\$19,069	3.4	175.1	188.3	13.4
1998	61,900	-1,767	49.4	21.4	153	\$0.3	\$1.0	\$19,770	3.2	147.9	187.3	13.6
1999	61,100	-1,013	50.8	21.6	221	\$0.4	\$1.1	\$20,832	4.2	166.0	204.7	11.8
2000	60,411	-1,211	52.9	20.5	84	\$0.4	\$1.2	\$21,087	4.5	179.0	249.3	8.0
2001	61,688	743	55.2	20.7	210	\$0.4	\$1.2	\$21,145	5.4	143.7	205.5	8.6
2002	63,085	915	57.3	20.7	376	\$0.4	\$1.3	\$21,557	1.6	143.3	226.3	9.9
2003	64,439	662	57.3	21.0	611	\$0.4	\$1.4	\$21,865	1.8	156.4	240.5	10.8
2004	66,221	1,086	61.7	21.2	1,697	\$0.5	\$1.4	\$21,284	1.2	161.0	240.3	9.7
2005	68,400	1,507	66.0	23.1	1,882	\$0.6	\$1.5	\$21,819	1.7	156.8	249.8	8.5
2006	70,775	1,705	70.1	25.1	1,440	\$0.7	\$1.6	\$22,066	2.7	154.0	257.8	8.1
2007	73,254	1,809	74.1	26.6	1,255	\$0.7	\$1.8	\$22,260	2.6	151.3	270.9	7.8
2008	75,797	1,874	78.1	27.9	1,156	\$0.8	\$1.9	\$22,497	2.6	150.0	285.3	7.3
2009	78,384	1,916	82.1	29.1	1,113	\$0.9	\$2.0	\$22,695	2.5	148.1	301.2	7.2
2010	81,000	1,941	85.9	30.3	1,015	\$0.9	\$2.1	\$22,796	2.7	146.3	317.8	7.0
2011	83,635	1,955	89.7	31.4	964	\$1.0	\$2.3	\$22,856	2.7	145.3	335.6	6.9
2012	86,283	1,959	93.5	32.4	909	\$1.1	\$2.4	\$22,902	2.8	144.3	353.6	6.6
2013	88,941	1,960	97.1	33.3	859	\$1.1	\$2.6	\$22,882	2.9	143.0	373.4	6.3
2014	91,556	1,907	100.7	34.2	814	\$1.2	\$2.7	\$22,871	2.9	141.9	392.4	6.1
2015	94,119	1,844	104.1	35.1	815	\$1.3	\$2.9	\$22,802	3.1	140.9	409.2	6.0
2016	96,623	1,773	107.5	36.0	791	\$1.3	\$3.0	\$22,759	3.0	139.7	426.7	6.1
2017	99,039	1,672	110.7	36.8	758	\$1.4	\$3.2	\$22,732	2.9	139.4	444.5	6.2
2018	101,349	1,554	113.8	37.6	726	\$1.4	\$3.4	\$22,761	2.7	138.8	464.3	6.3
2019	103,542	1,424	116.9	38.3	737	\$1.5	\$3.5	\$22,808	2.8	138.0	483.9	6.2
2020	105,634	1,312	119.9	39.1	754	\$1.5	\$3.7	\$22,876	2.7	137.3	510.7	6.1
2021	107,635	1,209	122.7	39.9	693	\$1.6	\$3.9	\$22,968	2.6	137.2	529.5	6.0
2022	109,575	1,139	125.6	40.6	672	\$1.6	\$4.1	\$23,096	2.6	136.6	543.7	6.0
2023	111,502	1,117	128.3	41.3	622	\$1.7	\$4.3	\$23,222	2.7	136.6	562.5	5.9
2024	113,447	1,126	131.0	42.0	574	\$1.7	\$4.5	\$23,360	2.7	135.7	583.7	5.9
2025	115,380	1,105	133.7	42.6	608	\$1.8	\$4.8	\$23,520	2.7	135.0	605.5	5.8



Yuba County Employment Forecast

1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
1995	16.4	2.05	0.68	1.08	0.38	2.06	0.54	0.83	0.25	1.38	1.15	5.50
1996	16.6	2.39	0.68	1.15	0.35	2.08	0.63	0.90	0.23	1.39	1.13	5.32
1997	17.4	2.79	0.73	1.23	0.28	1.98	0.57	1.07	0.20	1.51	1.21	5.55
1998	17.1	1.90	0.74	1.39	0.29	1.85	0.56	1.15	0.20	1.36	1.15	6.13
1999	17.6	2.10	0.85	1.38	0.28	1.81	0.47	1.12	0.20	1.51	1.08	6.50
2000	18.1	2.08	0.85	1.34	0.32	1.69	0.45	1.37	0.20	1.58	1.20	6.73
2001	17.5	1.48	0.86	1.03	0.55	1.58	0.43	1.17	0.18	1.81	1.18	6.73
2002	16.9	1.13	0.65	1.35	0.44	1.57	0.30	1.11	0.10	1.73	1.27	6.67
2003	16.1	1.05	0.71	1.27	0.50	1.39	0.43	0.93	0.10	1.69	1.24	6.32
2004	16.3	0.98	0.76	1.22	0.49	1.41	0.47	1.00	0.13	1.72	1.23	6.44
2005	16.7	0.88	0.82	1.27	0.49	1.44	0.51	1.09	0.15	1.76	1.27	6.54
2006	17.0	0.80	0.87	1.28	0.49	1.49	0.57	1.14	0.17	1.79	1.30	6.63
2007	17.4	0.73	0.90	1.28	0.50	1.54	0.62	1.20	0.19	1.85	1.33	6.72
2008	17.8	0.68	0.92	1.28	0.52	1.61	0.66	1.26	0.21	1.92	1.36	6.82
2009	18.2	0.64	0.93	1.29	0.55	1.67	0.70	1.32	0.22	1.98	1.38	6.91
2010	18.6	0.61	0.94	1.29	0.57	1.74	0.73	1.39	0.24	2.04	1.40	7.00
2011	19.0	0.58	0.95	1.30	0.59	1.81	0.76	1.45	0.25	2.09	1.43	7.09
2012	19.4	0.56	0.95	1.30	0.61	1.88	0.78	1.51	0.26	2.14	1.47	7.18
2013	19.8	0.54	0.96	1.30	0.63	1.95	0.80	1.57	0.27	2.19	1.51	7.27
2014	20.1	0.53	0.96	1.30	0.65	2.02	0.81	1.61	0.28	2.23	1.55	7.36
2015	20.5	0.52	0.97	1.29	0.67	2.08	0.81	1.65	0.29	2.28	1.59	7.46
2016	20.8	0.52	0.97	1.29	0.69	2.14	0.81	1.68	0.29	2.33	1.62	7.55
2017	21.1	0.51	0.98	1.29	0.71	2.20	0.81	1.70	0.30	2.38	1.66	7.64
2018	21.4	0.51	0.99	1.30	0.73	2.26	0.80	1.72	0.30	2.44	1.69	7.73
2019	21.8	0.51	0.99	1.30	0.75	2.31	0.79	1.75	0.31	2.51	1.72	7.82
2020	22.1	0.51	1.00	1.29	0.77	2.37	0.78	1.77	0.31	2.57	1.76	7.91
2021	22.4	0.51	1.00	1.29	0.79	2.42	0.76	1.80	0.31	2.63	1.80	8.00
2022	22.7	0.51	1.00	1.30	0.81	2.46	0.74	1.82	0.31	2.70	1.83	8.10
2023	23.1	0.51	1.00	1.31	0.84	2.51	0.73	1.85	0.31	2.77	1.85	8.20
2024	23.4	0.51	1.00	1.32	0.86	2.55	0.72	1.87	0.32	2.84	1.88	8.30
2025	23.7	0.51	1.01	1.33	0.88	2.58	0.71	1.89	0.32	2.91	1.91	8.40

